



1.0

INTRODUCTION AND REGIONAL CHARACTERISTICS

1.1 Background

The Federal Center is a 640-acre secured federal facility operated by the U.S. General Services Administration (GSA). The Federal Center was acquired in 1941 by the U.S. government and is currently used for office, research, and administrative purposes by 26 federal agencies. There are approximately 4.1 million square feet of space in approximately 50 active buildings at the Federal Center, and there are approximately 6,000 on-site employees. The site itself is an unincorporated portion of Jefferson County and is surrounded by the City of Lakewood.

GSA proposes to implement a new Master Site Plan for the Federal Center that will replace the 1997 plan and address new opportunities for site development. An Environmental Impact Statement (EIS), prepared to comply with National Environmental Policy Act (NEPA), evaluated proposed Master Site Plan alternatives and identified the environmental effects associated with implementing the proposed alternatives. Based on the EIS process and public input, this Final Master Site Plan articulates the vision for the Federal Center. A Final EIS (FEIS) accompanies this Final Master Site Plan and contains much of the source and reference documents that support the Final Master Site Plan. A Record of Decision will be prepared that summarizes the Final Master Site Plan and FEIS decisions.

GSA is currently in the process of selling approximately 65 acres to the city of Lakewood through the federal land disposal process. The land disposal would allow for the construction of an inter-modal transit station as part of the Regional Transportation District's (RTD) larger West Corridor Light Rail Transit Line project and the relocation of St. Anthony Central Hospital to the site. Also underway are plans to upgrade and expand the infrastructure and utility systems at the Federal Center site.

Exhibit 1-1; Entrance to the Denver Federal Center from Kipling Ave.



EDAW, December, 2005

1.1.1 Purpose and Need

The previous Master Site Plan for the Federal Center was completed in 1997. Since that time, potential development and redevelopment opportunities in and around the site have been identified. This Master Site Plan provides a new vision and development strategy for the Federal Center over the next 20 years through an integrated, collaborative planning process. The Master Site Plan is intended to establish the nature, character, and location of activities and development; to encourage orderly growth and change throughout the Federal Center site; and to provide the basis for future implementation actions. Ultimately, the Master Site Plan provides guiding direction for development to shape future growth and investment on the Federal Center site. The primary focus of the EIS, is the implementation of a new Master Site Plan for the Federal Center.

Exhibit 1-2; Aerial of Denver Federal Center



Source: Matrix Design Group

1.1.2 Planning Process

GSA's comprehensive planning process to develop a long-range Master Site Plan incorporated communication and outreach to approximately 50 federal, state, and local agencies, as well as community stakeholder groups and members of the general public. The master planning effort has included design charrettes, roundtable committee meetings, community meetings, federal focus groups, federal tenant meetings (on and off site), and numerous stakeholder interviews.

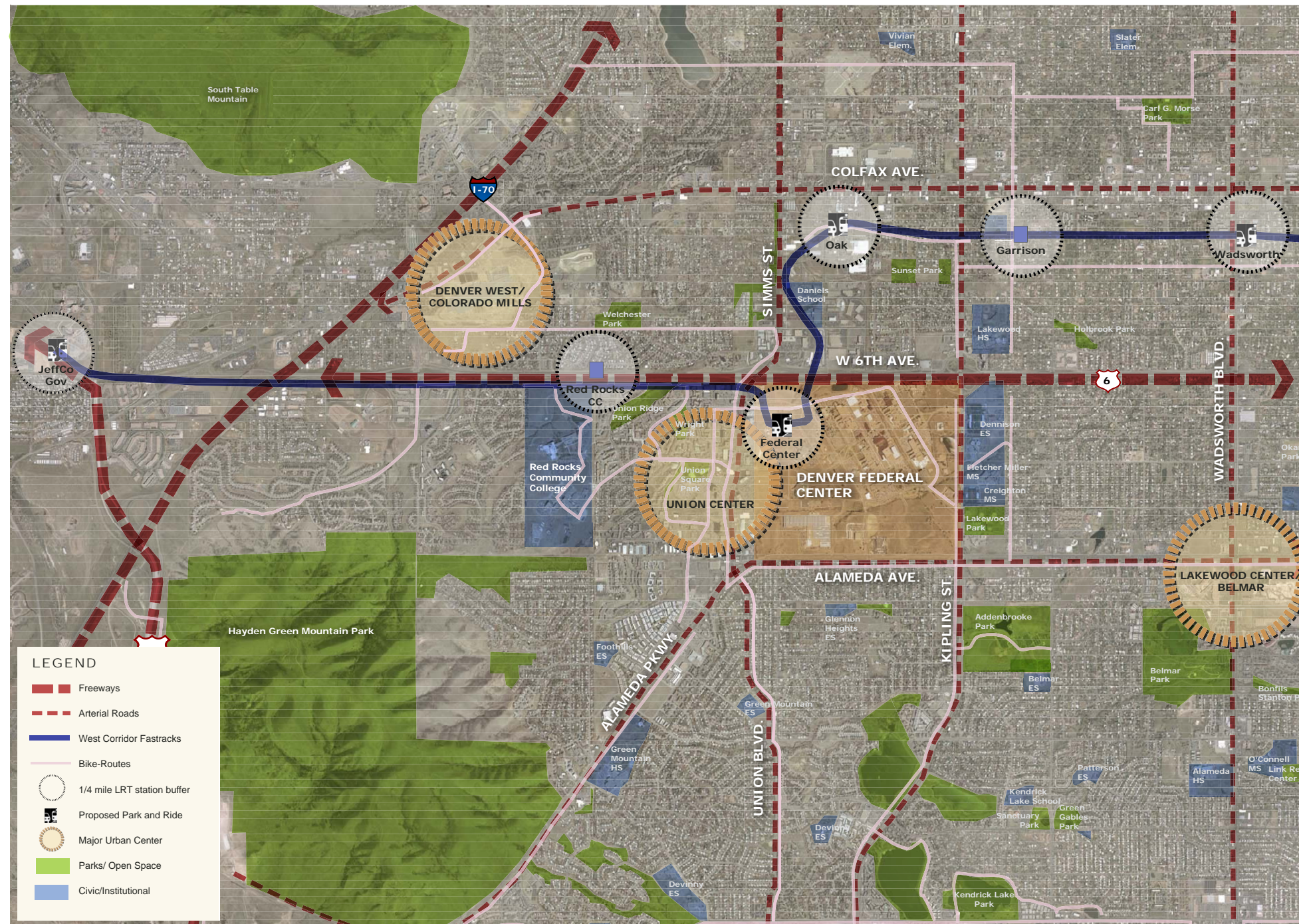
The public scoping process included an informal open house workshop, two formal scoping meetings, and two smaller group meetings. These meetings were held at the start of the EIS process as a means to present and discuss the preliminary plan concepts with the public and stakeholders. The input received during scoping was documented and compiled into a scoping report that is available upon request from GSA.

Exhibit 1-3; Charrette



EDAW March, 2006

Exhibit 1-4; Regional Context



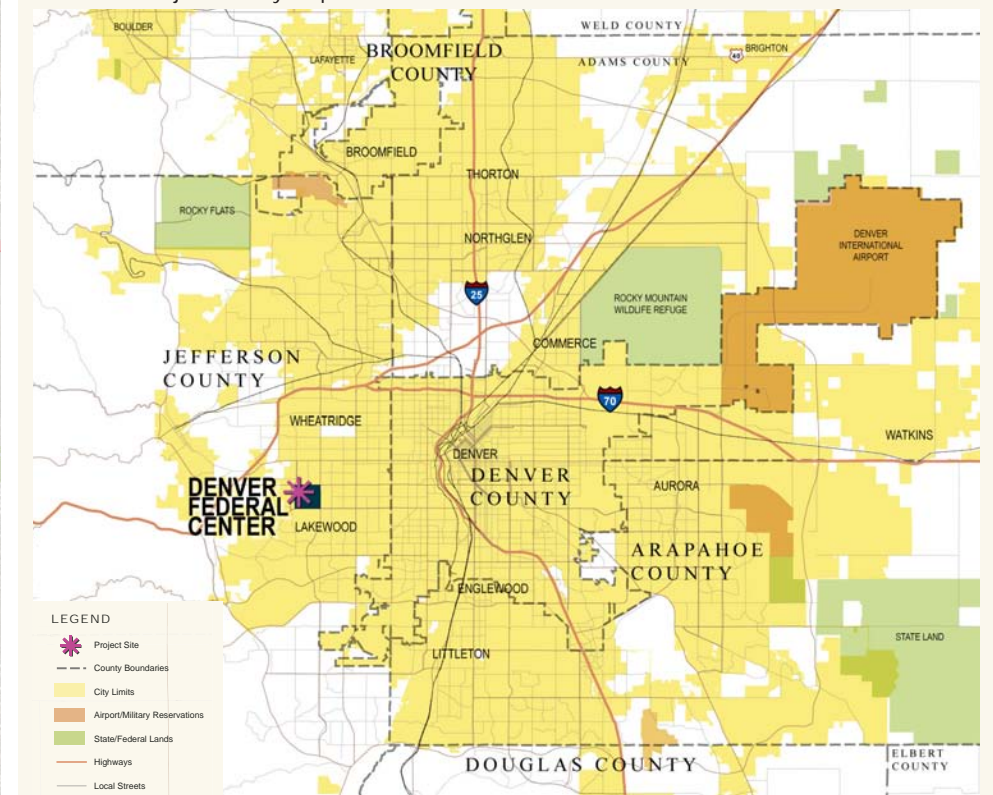
Source: EDAW

1.2 Regional Context

The Federal Center property is centrally located in the City of Lakewood; it is within a 15-minute drive to downtown Denver via U.S. Highway 6 (West 6th Avenue) and minutes away from the 470 beltway and Interstate 70 (I-70), the major east-west route through the metropolitan area. The property is bounded on the north by West 6th Avenue, a six-lane major highway; and by major arterial roads on the other three sides: Alameda Avenue on the south, Union Boulevard on the west, and Kipling Street on the east.

The Regional Transportation District's (RTD) Cold Springs park-n-Ride, including approximately 650 parking spaces, is located on the northwest corner of the site. The facility is currently serviced by eight local bus routes, four express routes, three regional routes, and an express bus to Denver International Airport. As a result of the voter-approved FasTracks initiative, a light rail transit station with several bus bays and 1,000 parking spaces will replace the existing RTD Cold Springs park-n-Ride. The intermodal station will be a significant hub for RTD's proposed West Corridor Light Rail Line that will connect Union Station with the Jefferson County Government Center.

Exhibit 1-5; Project Vicinity Map



Source: EDAW

1.3 Surrounding Land Use and Socioeconomic Characteristics

The Federal Center campus is located in a highly urbanized area of the City of Lakewood, Colorado. Surrounding land uses are primarily single-family residential with a mix of commercial and light industrial uses. Within a 1-mile radius the following land uses characteristics exist:

- Seventy percent single-family residential
- Seventeen percent multi-family residential
- Five percent retail
- Three percent office
- Less than two percent industrial
- Three percent other land uses

Within a 2-mile radius of the Federal Center and within the City of Lakewood limits, three major retail and employment centers exist, including Lakewood Center, Denver West/Colorado Mills Center, and Union Center. These major retail and employment hubs are said to provide, “a wide range of community and regional retail uses, as well as offices, business and personal services, and residential uses,” as noted in the 2003 City of Lakewood Comprehensive Plan.

Most of the retail and commercial uses within a 1-mile radius of the Federal Center are found along a mile-long stretch of Union Boulevard that directly borders the western edge of the campus. This stretch of Union Boulevard, bounded on the north by West 6th Avenue and on the south by Alameda Avenue, primarily consists of numerous 5 to 10-story office buildings surrounded by surface parking lots and neighborhood retail and restaurants. Other uses along this stretch of Union Boulevard include the 12-story Sheraton Hotel (located near the intersection of Union Boulevard and West 6th Avenue), and some light industrial uses concentrated just north of Alameda Avenue.

Major educational institutions within 1 mile of the Federal Center include Red Rocks Community College and several Jefferson County schools. Jefferson County Stadium, which is owned and used by the Jefferson County School District, is located just east of the Federal Center site on Kipling Street.

The City of Lakewood has approximately 6,540 acres of public parks and open space. Public amenities include Hayden Green Mountain Park, Addenbrooke Park, Lakewood Park, and the Jefferson County Stadium. The City also provides active park and open space amenities, including playgrounds and playing fields dispersed throughout 85 urban park locations.

1.3.1 Socio-Economics

Within a 1.5 mile radius of the Federal Center, there is an estimated residential population of 23,946 (U.S. Census 2006, ESRI Business Information Solutions; DRCOG; and Leland Consulting Group). There are no residents on the Federal Center. The Denver Regional Council of Governments (DRCOG) forecasts a growth in population within the area by 4,595 residents between 2005 and 2015. These forecasts take into account potential development catalysts (such as transit-oriented infill) and, in this case, future redevelopment of the Federal Center property.

Because the City of Lakewood is largely built-out, its population growth has slowed significantly in recent years. Between 2000 and 2006, the population of the Federal Center study area actually declined slightly; projections through 2011 indicate a 0.1 percent annual rate of loss in population. County-wide population growth is similarly flat.

Residents within the study area have slightly lower incomes than Lakewood residents overall, with an estimated 2006 median household income of \$57,192 versus \$58,834 respectively.

Residents within the study area have levels of educational attainment on par with Lakewood residents overall. Data from 2000 indicates, 32.1 percent of area residents held a bachelor’s degree or higher versus 32.8 percent in Lakewood overall.

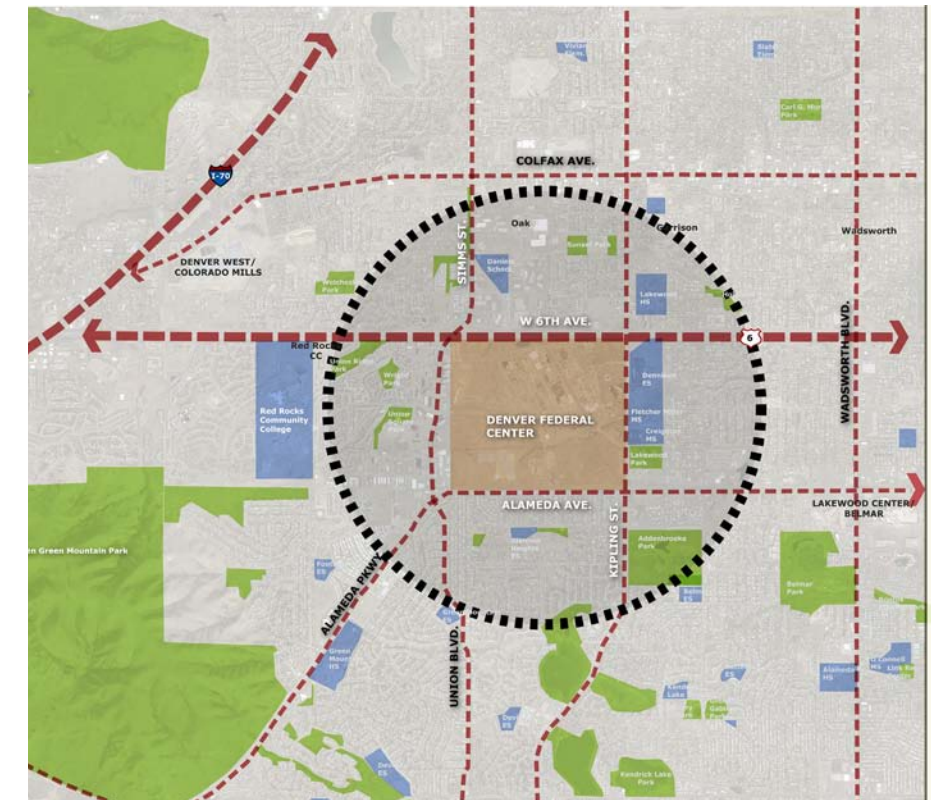
The ethnic profile of residents within the study area is predominantly white. Hispanics constitute the largest ethnic minority, with 18 percent of the total population (U.S. Census 2006, ESRI Business Information Solutions; DRCOG; and Leland Consulting Group). The next largest ethnic group is Asian (2.8 percent) followed by Black (1.5 percent).

Table 1-1; Population and Household Characteristics

Characteristic	Federal Center Study Area (1.5 mile radius)	City of Lakewood*	Jefferson County*
Population 2000	24,654	144,126	525,330
Population 2006 (ESRI estimate)	23,946	144,478	536,512
Population 2011 (ESRI projection)	23,875	144,500	537,643
Annual Growth Rate (2006–2011)	-0.1%	0.0%	0.0%
Households 2000	10,714	60,531	205,424
Households 2006 (ESRI estimate)	10,570	61,630	212,896
Households 2011 (ESRI projection)	10,600	62,020	214,646
Annual Growth Rate (2006– 2011)	0.1%	0.1%	0.2%
Average Household Size (2006)	2.25	2.32	2.48

Exhibit: Population and Household Characteristics
Source: U.S. Census, ESRI, and Leland Consulting Group
Figures are inclusive of any smaller areas.

Exhibit 1-6;-Socioeconomic Influence Area



Source: U.S. Census, ESRI (Environmental Systems Research Institute), and Leland Consulting Group